

**Study to Evaluate the Means of Developing
the Albert Gallatin Jenkins House
Greenbottom, West Virginia**

Preliminary Report: January 1993

Prepared for the Cabell County
Historical Landmarks Commission

Consultant:
Prof. Debra B. Baroni, AIA
Assistant Professor of Architecture, Fairmont State College
Historic Architect
217 Braddock Street
Fairmont, WV 26554

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SCOPE OF WORK

The Cabell County Historic Landmarks Commission requests a study to evaluate the means of developing the Albert Gallatin Jenkins House as an historic site with increased visitor access. This study includes:

1. Inspection of the building and grounds by a licensed architect/historian to determine any immediate problems that require addressing.
2. Recommendations on the composition and function of the board and meetings with the members.
3. Investigation into potential uses for the building and the grounds and the cost required to upgrade to these uses.
4. Analysis of the operation costs of the building.

This report resulted from a field visit and inspection of the A. G. Jenkins House a Greenbottom, Cabell County, West Virginia on October 7, 1992, as well as the assimilation and synthesis of the many previous reports written about the house which were provided by the Cabell County Historic Landmarks Commission and the West Virginia State Historic Preservation Office.

BACKGROUND DESCRIPTION

History

The Albert Gallatin Jenkins House was listed on the National Register of Historic Places in 1978. It was constructed in 1835 by Captain William Jenkins, a prominent businessman of the James River region in Virginia. He served in the War of 1812 and conducted business in South America and the Caribbean. He relocated to the Ohio River shortly after his marriage in 1824. The historic significance of the house is most closely associated with his son, Albert Gallatin Jenkins, born 1830. He became a lawyer in 1850 in Charleston, and was elected to the House of Representatives in 1857 and 1859. He did not run in 1861 and instead organized the "Border Rangers", a confederate militia group. He was wounded in the battle of Gettysburg and returned to the field in 1863. He was shot in 1864 and died in May of that year. The period of historic significance would be that associated with Albert Gallatin Jenkins, 1830 - 1862.

The house is a two-story brick Federal style residence. It has a side gable roof with the main entrance facade on the Ohio River side. There is an impressive fanlight entrance door with sidelights. There are three gable dormers on the front, which are not original to the building. The house has Flemish bond on the main facade and a variation of common bond on the remaining three elevations. There is a raised stone foundation. The brick has been painted white, although this is not original. There are two porches, one on each of the entrance sides, which are also not original.

On the north side of the house is a one-story addition which was added around 1930. It is believed to be in the approximate location of the original detached kitchen. It currently houses a kitchen and garage. On the opposite side of the house was an office wing.

The interior of the house is simple in plan; it has a central hall with flanking rooms. On the first floor, there is a parlor and a dining room; on the second floor are two bedrooms. The stair to the basement was enclosed at a later date, and a bathroom was added to the second floor to an area that was assumed to be a sitting hall. The doors, trim, and mantles appear to be original on the second floor, but have been replaced on the first floor due to past flooding. The attic is unfinished and appears to be original with a few minor additions; it currently houses the new HVAC system. The basement contains two flanking rooms with a bath and storage area. All of the finishes in the basement have been replaced due to flooding, and probably date to the 1930's.

Recent Rehabilitation Construction

In the spring of 1992, a rehabilitation of the building was completed that was designed by Paul D. Marshall & Associates, an historic architecture firm. The result of this work is that the structure is much better suited to be inhabited by a DNR employee, while the work blends well with the historic character of the house. Where the intrusions are evident, they have occurred in secondary areas of the house, such as the attic and basement. The rehabilitation work in the contract included:

1. Removing vegetation from the masonry.
2. Cleaning the masonry.
3. Repairing the brickwork, especially the chimney.
4. Repointing the brickwork and foundation.
5. Repairing lintels.
6. Replacing the three porches and their steps.
7. Insulating the attic.
8. Replacing the asphalt shingle roof in kind.
9. Repairing windows.
10. Replacing the roof dormer windows.
11. Repairing plaster and lath.
12. Painting the exterior woodwork.
13. Painting parts of the interior.
14. Replacing the fixtures and walls in the two bathrooms.
15. Installing three HVAC units and the associated ductwork.

1. INSPECTION OF THE BUILDING

The field visit and inspection of the building occurred on the afternoon of October 7, 1992. It was a sunny day with temperatures in the low 70's. The inspection was limited to the original house and the grounds, and did not include the 1930's Addition.

A. Interior:

1. First Floor (Entry Hall, Dining Room, Parlor):

All rooms appeared in good order.

All finishes appeared in good repair and well maintained.

All doors and windows appeared in good repair and in good working order.

NOTE: On the ceiling of the Dining Room, there was a ventilation duct which had not been removed from the previous rehabilitation. This should be removed and the surface repaired (\$200).

2. Second Floor (Stair Hall, Bedroom #1, Bedroom #2, Bath):

All rooms appeared in good order.

All finished appeared in good repair and well maintained.

All doors and windows appeared in good repair and in good working order.

3. Attic:

Roof surfaces appeared dry and in good repair. Windows appear weathertight.

4. Basement (Office, East Room, Toilet, Mechanical):

All rooms appeared in good order.

All finished appeared in good repair and well maintained with these exceptions:

- a. In the Toilet, groundwater is leaking through the foundation wall and setting on the concrete floor. To eliminate this problem, the ground adjacent to the exterior wall should be excavated, a perimeter drain ("French drain")

should be installed around the entire house, and the walls should be sealed from the exterior (\$2,300).

- b. In the East Room, the paint on the ceiling is peeling. To eliminate this problem, the ceiling should be scraped, properly prepared, then repainted (\$600).

All doors and windows appeared in good repair and in good working order.

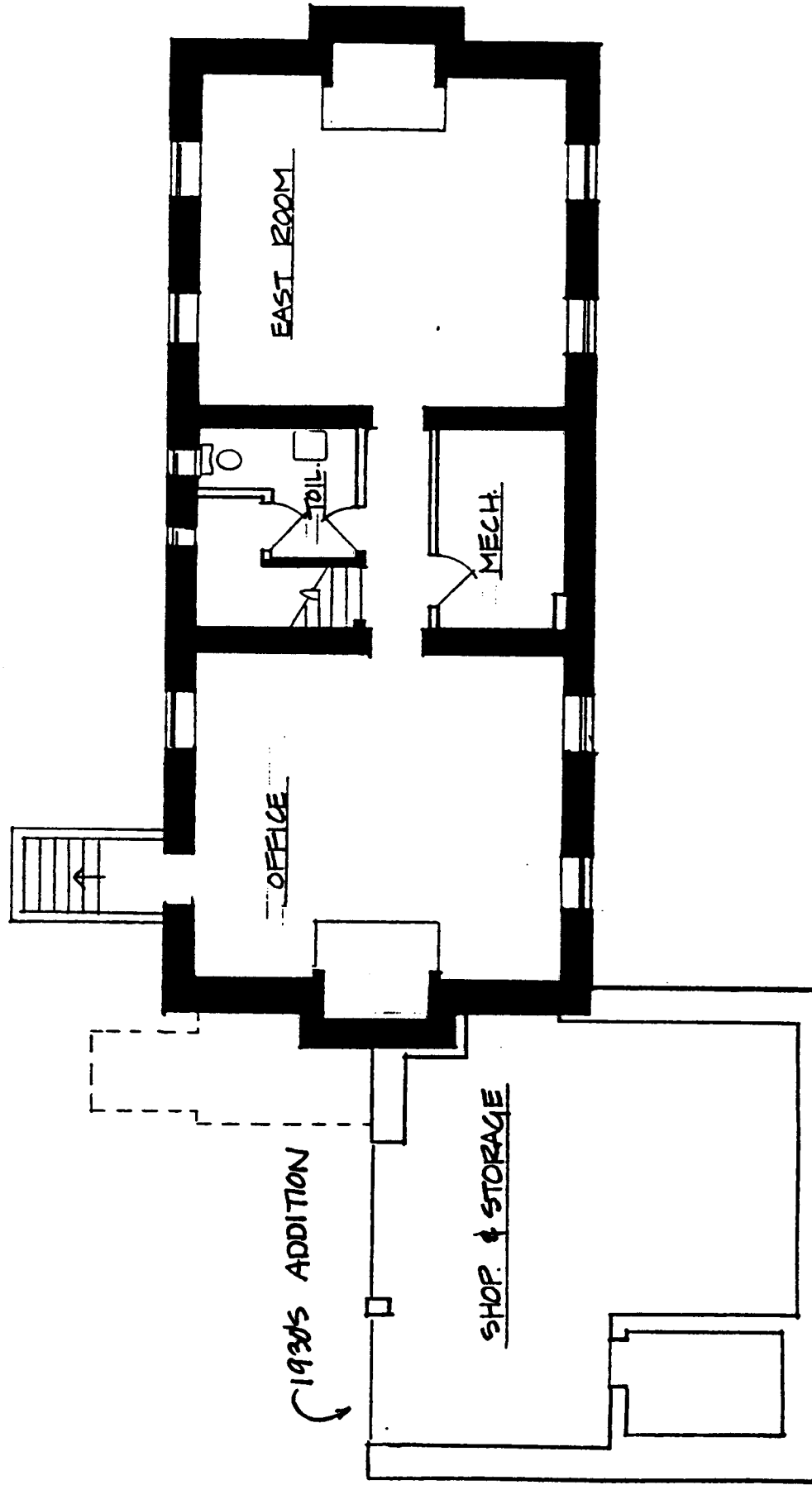
B. Exterior:

All exterior finishes appeared in good repair and well maintained.

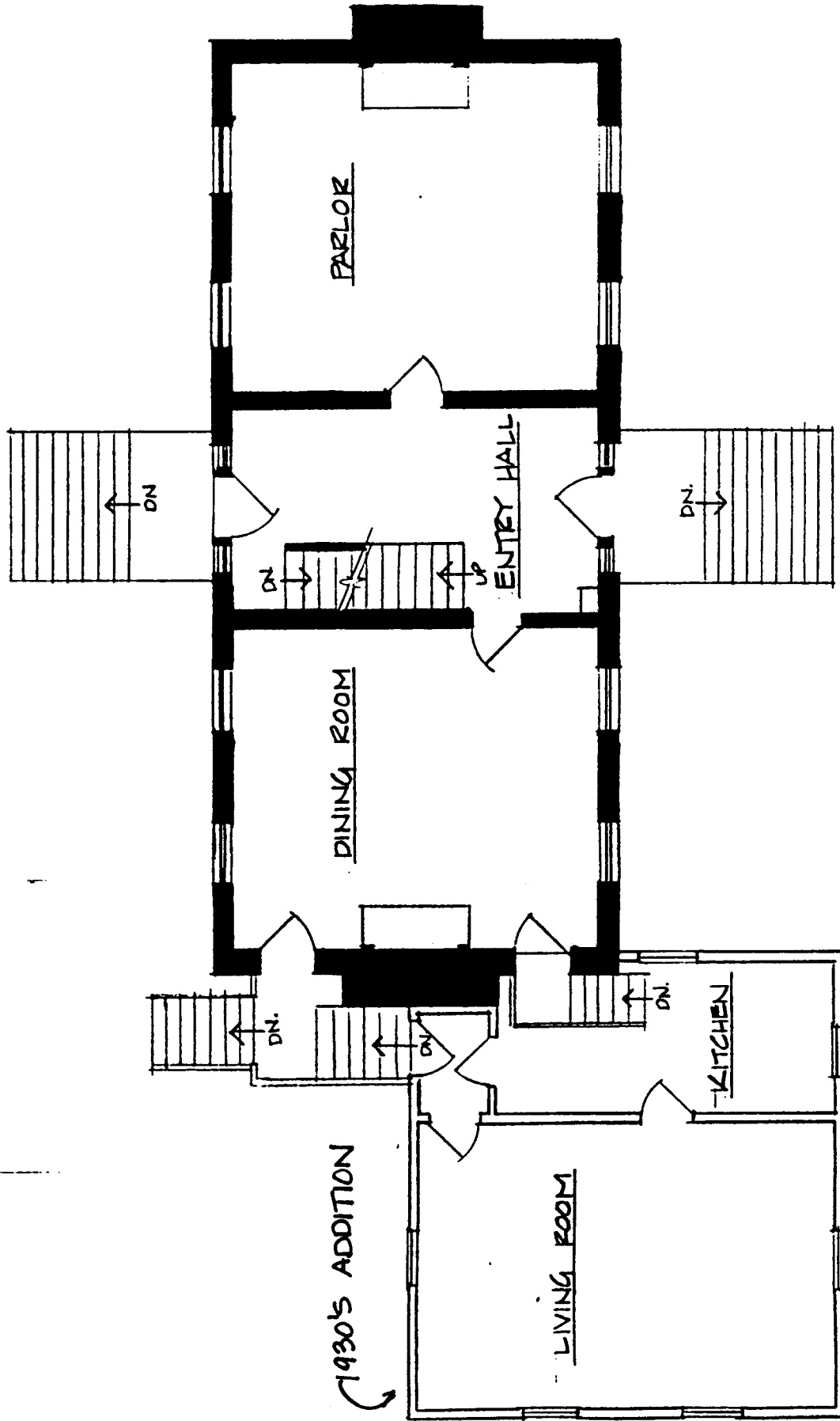
All doors and windows appear in good repair and in good working order.

The roof appears sound and in good repair.

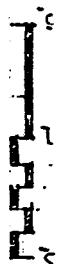
The grounds appear well maintained and in good order.

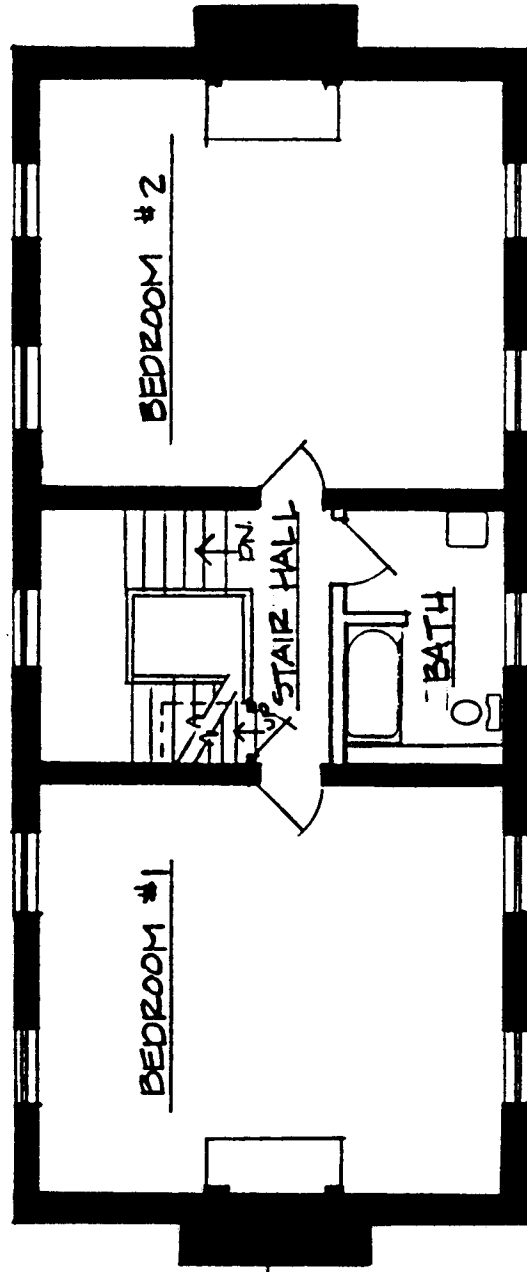


BASEMENT FLOOR PLAN



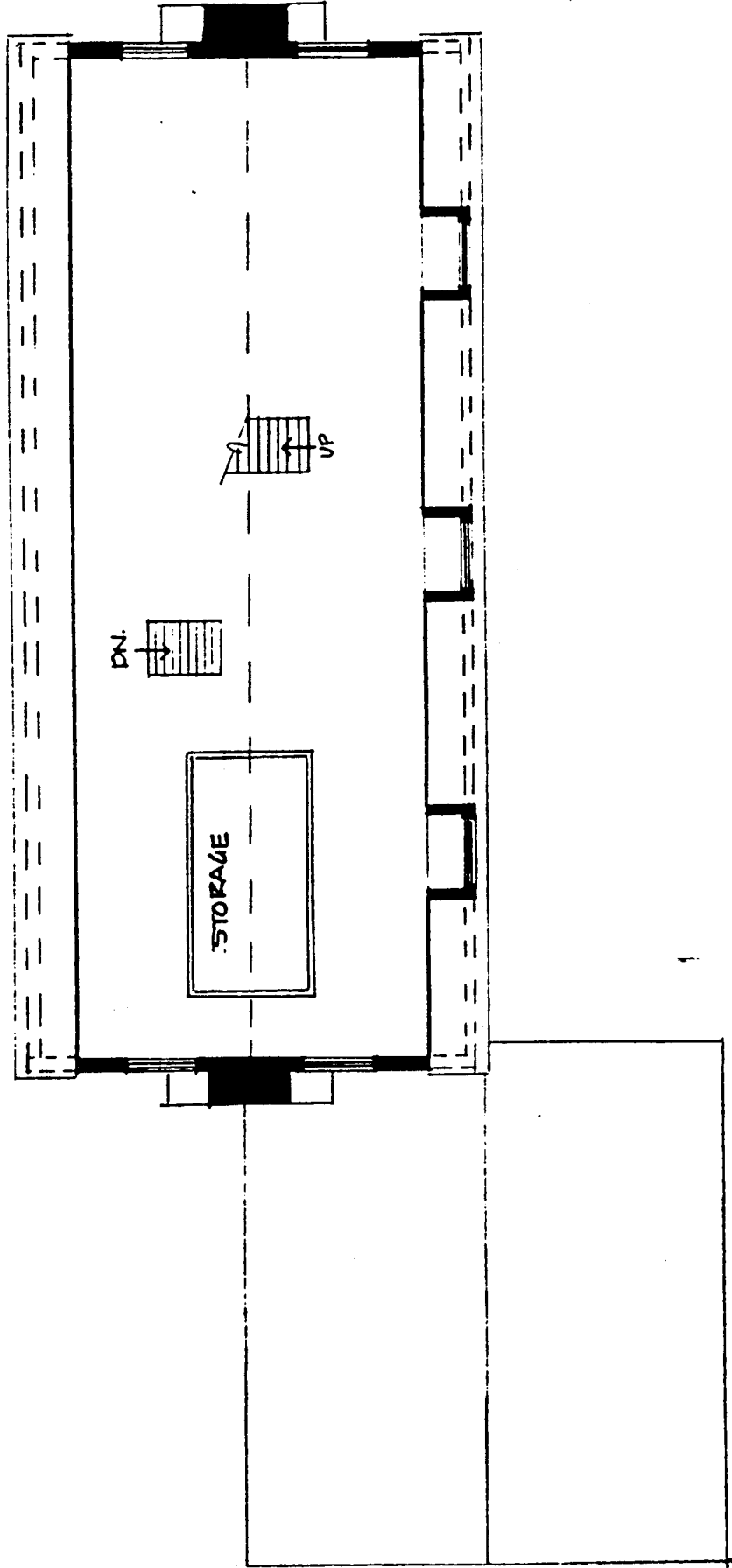
FIRST FLOOR PLAN





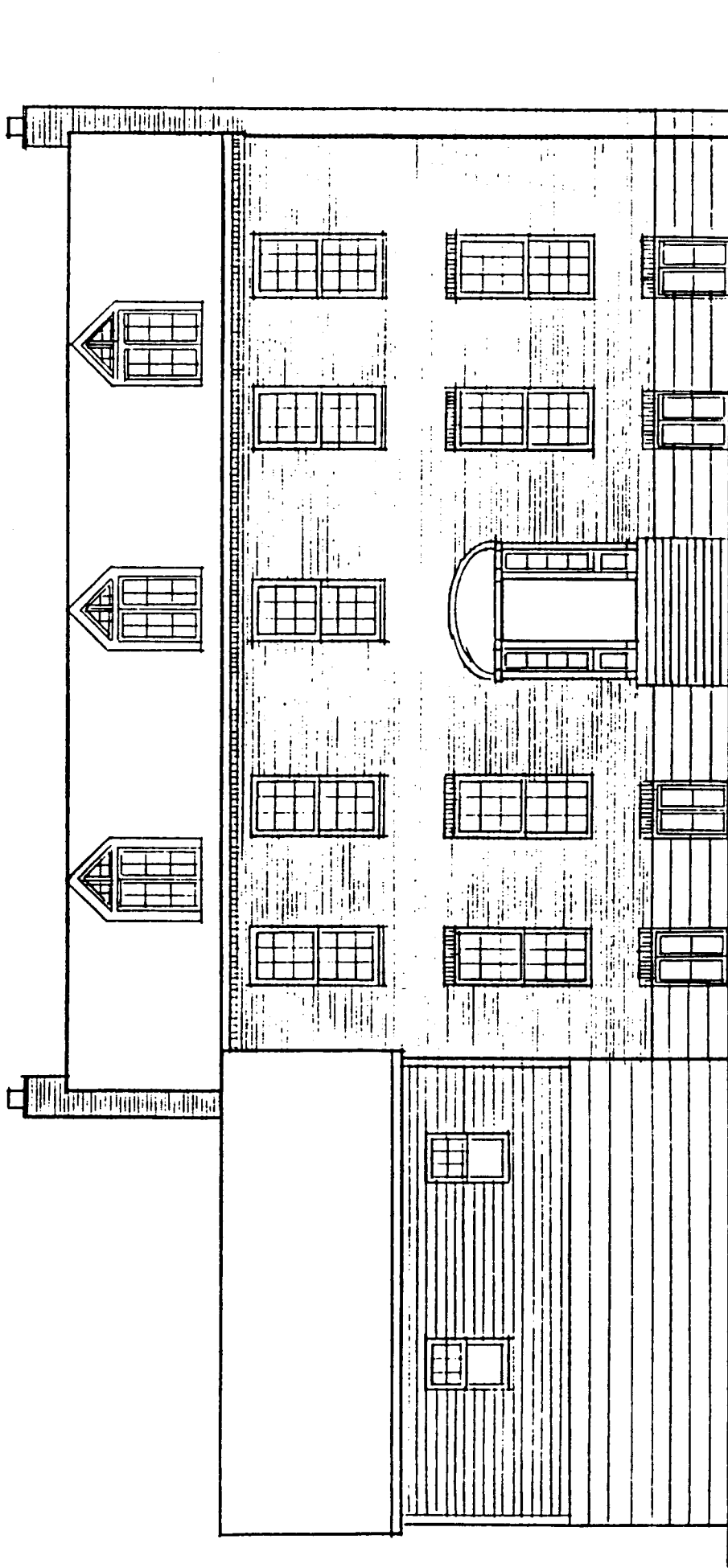
SECOND FLOOR PLAN

PLAN 1

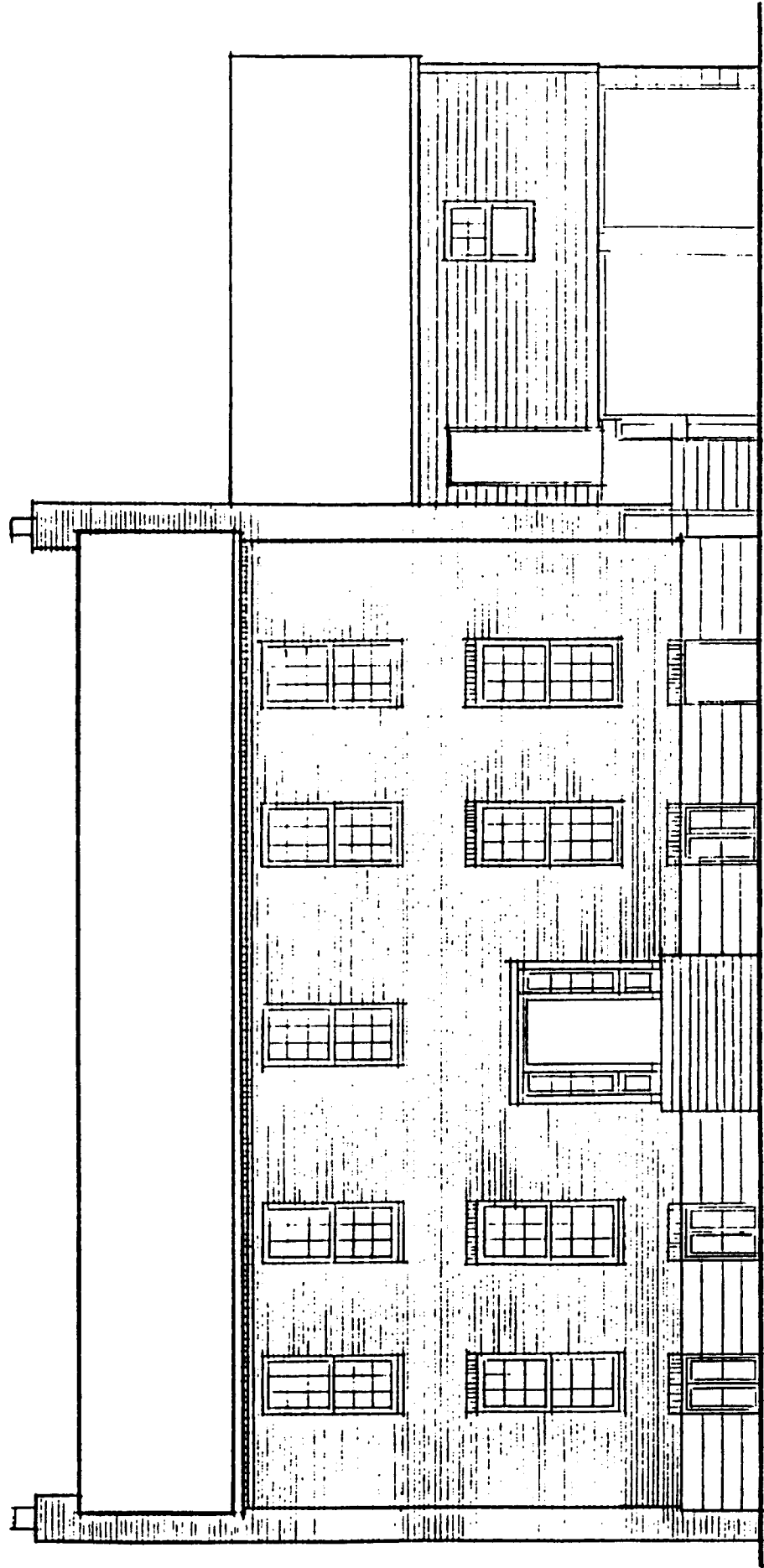


ATTIC FLOOR PLAN

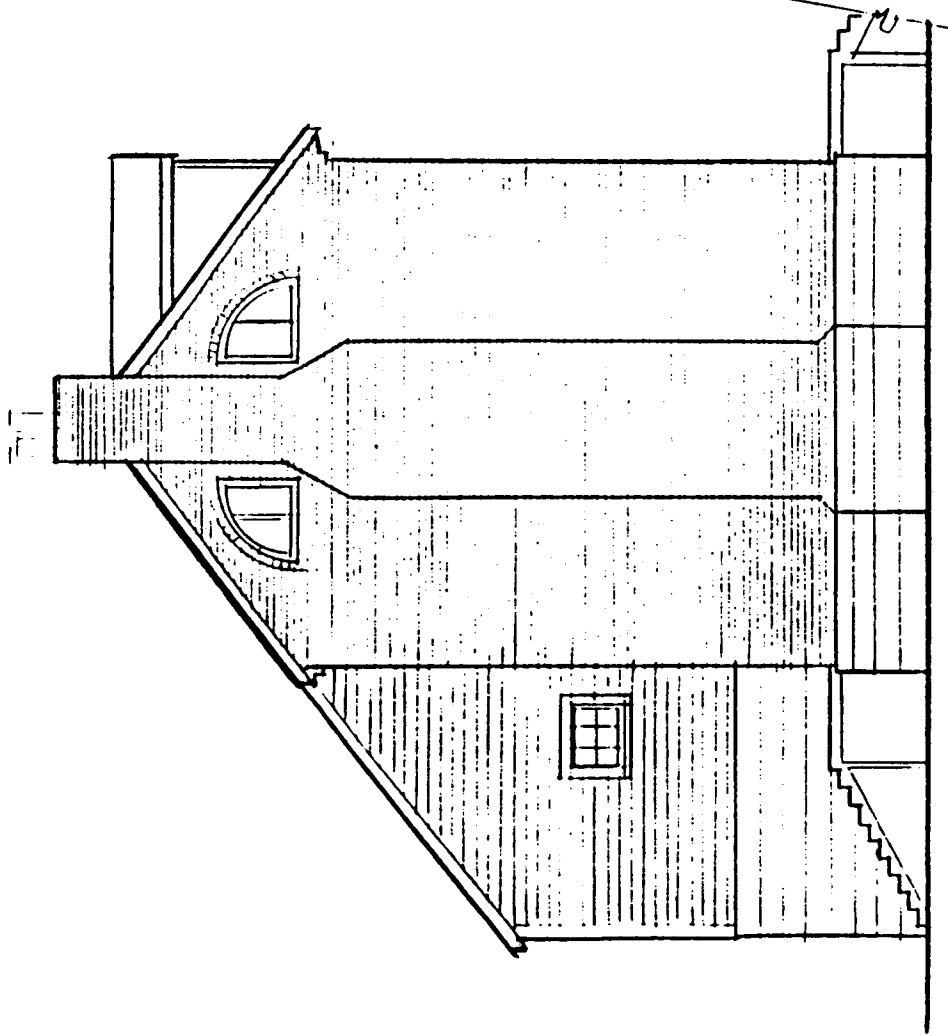
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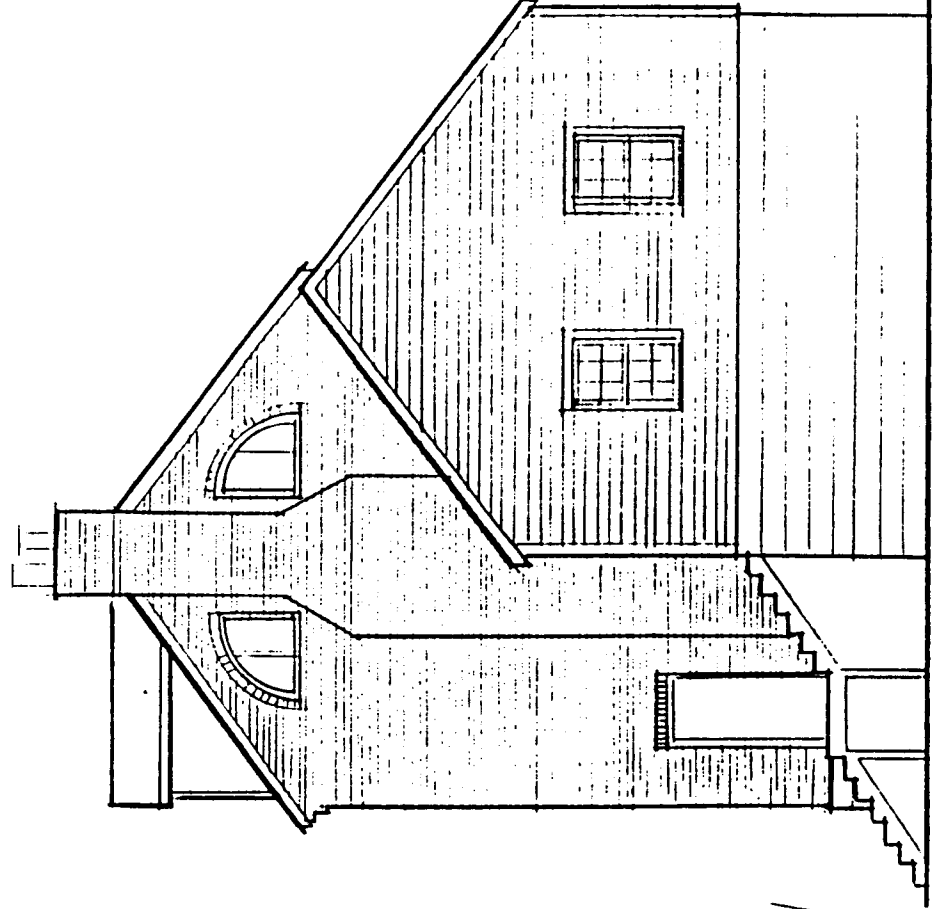
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

2. RECOMMENDATION ON COMPOSITION AND FUNCTION OF THE BOARD OF DIRECTORS

1. Composition of the Board:

Because of the variety of local groups and individuals who have expressed an interest in the building, it is recommended that the Board be selected from a wide range of people. This would provide a diversity of opinion and ensure that all groups concerned would have a voice in decisions, not just one special interest group. It is especially important that the groups already utilizing the Jenkins House and the immediate area keep their voice in the decisions regarding the House.

To have a workable Board, it is suggested that the membership be limited to twelve to sixteen members. This provides a range of interests and opinions, as well as an adequate number of people to make decisions, as inevitably one or two members may be absent from any given meeting; yet the size is not unmanageable when it comes to decision-making and assembling as a group.

The following break-down of representative membership is recommended:

U.S. Army Corps of Engineers	1
Department of Natural Resources	1
Educational Groups	1-2
(Marshall University, local schools)	
County Government Representatives	1-2
(Cabell County Commission, Cabell County	
Historic Landmarks Commission)	
Civic or Historic Preservation Groups	2
Wildlife or Environmental Conservation Groups	2
Wildlife Sporting Groups	2
At-large members	<u>2-4</u>
Total	12-16

2. Function of the Board:

The Board of Directors of the A. G. Jenkins House will provide a vision for and make decisions, with public input, regarding the House and will provide support through coordination of promotion, fundraising, and volunteer activities associated with the building. The Board of Directors will create a set of bylaws by which it is to function.

Officers:

It is recommended that officers are elected from the membership of the Board. These are to include President, Vice-President, Treasurer, and Secretary. Their duties should be as follows:

- President: presides at meetings of the Board and at the meetings of the members.
- Vice-President: performs the duties and exercises the power of the President in the absence or disability of the President, as well as other duties and responsibilities as the President or Board may from time to time prescribe.
- Treasurer: maintains in good order all financial records as well as other duties as may be assigned by the membership of Board.
- Secretary: records and maintains in good order minutes of all meetings and all records and correspondence of the Board, as well as other duties as may be assigned by the membership of Board.

Committees:

The following standing committees are recommended to be established by the Board. A Board member should chair each committee, if possible. These committees are:

1. Economic Development: to explore potential sources of revenue for the Jenkins House, such as grants, and to coordinate fundraising.
2. Promotion: to provide public relations for the Jenkins House in the form of education, functions, events, and to attract tourism.
3. Volunteers: to recruit, train, and coordinate volunteers to work on behalf of the Jenkins House.

Meetings with the Members:

It is recommended that monthly meetings of the members be held. Meetings for the Board of Directors should be held monthly, before or after the meeting of the members, or as needed.

3. INVESTIGATION INTO POTENTIAL USES FOR THE A. G. JENKINS HOUSE

There appears to be three major construction options for this structure:

1. Rehabilitation: to leave the structure in its current condition for interpretation.
2. Restoration: to restore the exterior to the period of historic significance (1830 - 1862).
3. Restoration: to restore the exterior and interior to the period of historic significance (1830 - 1862).

Under each of the three construction options, there are a variety of different functional options to increase visitor access. These functional options may include additional construction and certainly each will have different maintenance and staffing requirements.

REHABILITATION

Rehabilitation is defined as the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient, contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

The Jenkins House rehabilitation construction in the spring of 1992 has made the building viable for many contemporary uses. Therefore, little alteration to the House itself is necessary for many of the rehabilitation options. The mission of this report is to delineate options for "developing the ...Jenkins House as an historic site with increased visitor access". These rehabilitation uses will be broken into two categories: a) "private", with no public access to the interior of the Jenkins House, and b) "public", with public access to the Jenkins House and grounds.

Public access to the Jenkins House and grounds is accompanied by demands on the immediate environs. This takes the form of vehicular access and parking; detached, accessible restroom facilities; and accessibility of the Jenkins House itself. All such modern amenities should be as unobtrusive as possible or kept as far away as practical from the Jenkins House to preserve its historical integrity. In addition, the site amenities must be installed to be sensitive to and compatible with the environmental concerns of such a biologically rich and sensitive area.

1. Rehabilitation Uses:

A. Private

1. Residence

The Jenkins House has been adequately rehabilitated to function, as it had historically, as a private residence. In its current state it is constantly monitored and well maintained while historically reflecting the changes that have occurred to it over time, specifically the 1930's Addition. To increase visitor access to the Jenkins House while ensuring the privacy of the residents, additional development in the immediate vicinity of the house is not recommended; instead, a "pull-off" area on Route 2 is recommended. This could be developed with signage and diagrams to depict the Jenkins House's history and development.

Signage:	\$300
Asphalt pull-off area:	\$1,650
	<u>\$1,950</u>

Staffing: none

2. Office

Another private rehabilitation use would be as an office for an historical organization, a DNR organization, or a Corps of Engineers organization. The issue of privacy is not as critical now, and interpretive signs could be located closer to the Jenkins House. This use would require improved vehicular access as well as a small parking area (approximately 8 cars).

Signage:	\$300
Asphalt driveway (10' wide):	\$9,000
Asphalt parking area (8 spaces):	\$3,500
	<u>\$12,800</u>

Staffing: none

Another option in the Office Use is to utilize the four acres of grounds immediately surrounding the Jenkins House for exterior interpretive programs. This is possible since the privacy of the building's occupants is not as critical. This, however, would require a wider entrance drive and expanded parking area (although for some functions cars could be parked temporarily on the grass), and detached, accessible restroom facilities due to the increased volume of potential

visitors. The demand for water supply and sewer drainage will be significant enough to warrant an additional well and a separate sewage system on the site, assuming that the soil will percolate adequately to support a sewage system.

Signage:	\$300
Asphalt Drive (20' wide):	\$18,000
Asphalt parking area (16 spaces):	\$7,000
Detached, accessible restroom facilities:	\$15,000
Well:	\$5,000
Septic system:	<u>\$7,000</u>
	\$52,300

Staffing: Volunteers on as-need basis

B. Public

1. Library

The Jenkins House could be used for a specialized library in an area such as History, the Civil War, Archaeology, or another specialized area. Because the general public would frequent the building, accessibility to the Jenkins House must be accommodated. Due to the 5'-0" difference in height from the grade to the doors of the main structure, an accessible ramp would have to be 60' long to accommodate wheelchairs. A permanent ramp would adversely affect the historical nature of the Jenkins House, and its size would make it an unrealistic piece of movable equipment. Therefore, a wheelchair lift installed on one porch is recommended. In addition, improved vehicular access and parking, and accessible public restroom facilities must be provided. Informational materials showing the Jenkins House's history and development could be provided in the interior, eliminating the need for exterior signage. The grounds could also be used for interpretive programs. Due to the value of the library resources, a security and fire alarm system would also be recommended. This estimate does not include the cost of the library equipment.

Wheelchair lift:	\$8,000
Asphalt drive (20' wide):	\$9,000
Asphalt parking area (8 spaces):	\$3,500
Detached, accessible restroom facilities:	\$15,000
Well:	\$5,000
Septic system:	\$7,000
Security and fire alarm system:	\$5,000
	<u>\$57,500</u>

Staffing: Librarian:	\$25,000
Part-time clerical:	<u>\$10,000</u>
	<u>\$35,000</u>

2. Museum

This use would be for a specialized museum (similar to the Library use) in an area such as History, the Civil War, Archaeology, or other area of interest. The requirements for this use would be almost identical to that of the Library (accessibility to the House, vehicular access and parking, restroom facilities, security), but there would be a potentially higher volume of visitors with this use. Therefore, a wider drive and larger parking area would be required. This estimate does not include the cost of the museum equipment.

Wheelchair lift:	\$8,000
Asphalt drive (20' wide):	\$18,000
Asphalt parking area (16 spaces):	\$7,000
Detached, accessible restroom facilities:	\$15,000
Well:	\$5,000
Septic system:	\$7,000
Security and fire alarm system:	\$5,000
	<u>\$65,000</u>

Staffing: Curator:	\$25,000
Part-time clerical:	<u>\$10,000</u>
	<u>\$35,000</u>

3. Archaeology or Nature Center

This option would capitalize on the location of the Jenkins House by using it for a public archaeology center or a nature center. The historic Jenkins House would be the home base for the exploration of the vicinity in one of these two specialized areas. The requirements for this development would be similar to those for the Museum; more parking would be needed, but the security and fire alarm system would not be necessary.

Wheelchair lift:	\$8,000
Asphalt drive (20' wide):	\$18,000
Asphalt parking area (24 spaces):	\$10,500
Detached, accessible restroom facilities:	<u>\$15,000</u>
Well:	\$5,000
Septic system:	\$7,000
	<u>\$63,500</u>

Staffing: Director:	\$25,000
Two Staff:	<u>\$40,000</u>
	<u>\$65,000</u>

RESTORATION

Restoration is defined as the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

For each of the "Restoration" construction options, there is additional research to be completed prior to work commencing to "accurately recovering the form and details" of the Jenkins House. There are many unknowns factors in this picture, and to attempt any restoration to the period of historic significance (1830 - 1862) without historical documentation of the original fabric of the building would be dishonest to the building's historic character and integrity.

It is beyond this author's ability to place a price tag on the research that will be necessary for a restoration; it is an assumption that historical information even exists to document these conditions. It is highly recommended that the historical information regarding the Jenkins House be evaluated to determine if there is an adequate amount of documentation to attempt any restoration. It will be noted where applicable that further research will be necessary, and an estimate of costs for the construction work alone (which must be based on the research) will be provided.

2. Exterior Restoration

To restore the exterior of the building to the period of significance would require the removal of the additions that have been made to the structure since 1862, as well as the removal of some modifications to the exterior fabric of the building. This will require research to determine what the original fabric was, if any such documentation exists. This will be noted in the list of work to be completed. One of the reasons that some of the original fabric of the structure is gone and was modified is that the grounds were inundated during the periodic flooding to which this area is still susceptible. Future flooding may well destroy some of the restoration work that is required for this project. Therefore, the costs of the work should be weighed against the possibility of repairs after any future flooding.

Exterior Restoration: Work to be Completed

1.	Remove the three roof dormers. Repair roof structure.	\$500
2.	Remove the asphalt shingle roof. Replace with a wood shingle roof.	\$8,000
3.	Remove the paint from the brick. Repoint all mortar joints.	\$21,000
4.	Remove East Addition. Repair connections to the original house. Repair grade.	\$3,500
	RESEARCH ORIGINAL WINDOWS	
5.	Remove existing windows (18). Replace the windows with historically accurate windows.	\$7,500
	RESEARCH ORIGINAL PORCHES	
6.	Remove the two existing porches Replace the two porches with historically accurate porches.	\$5,000
	RESEARCH ORIGINAL ENTRANCE DOORWAYS	
7.	Remove two existing entrances. Replace two entrances with historically accurate entrances.	\$3,000
	RESEARCH ORIGINAL DEPENDENCIES	
8.	Reconstruct original dependencies.	\$30,000
	RESEARCH ORIGINAL LANDSCAPING	
9.	Reconstruct original landscaping.	\$10,000
	TOTAL:	\$88,500

All of the functional options listed in the "Rehabilitation Uses" of this report would also be options under "Restoration Uses: Exterior Restoration". Therefore, with the exception of the Private Residence use, the costs for both the construction and staffing will be that for the "Rehabilitation Use", plus the additional cost of the exterior restoration.

The Private Residence use would be impacted by the removal of the 1930's Addition, since the modern kitchen would be eliminated. Historically, cooking was done over the fireplace during the winter for added warmth to a house, or in a detached "summer kitchen" (typically a dependency) during the summer to keep a house cooler. However, the

Jenkins House's use as a private residence could be continued if the kitchen was to be relocated to the basement area. Admittedly, this would cause some inconvenience to the residents, who would have to carry food up the stairs to the dining room. There would also be an additional cost for the relocation of the utilities and equipment.

Restoration Uses: Exterior Restoration

A. Private

1. <u>Residence:</u>	\$1,950
Exterior	\$88,500
Kitchen relocation	\$1,000
	<u>\$91,450</u>

2.a. <u>Office:</u>	\$12,800
Exterior	\$88,500
	<u>\$101,300</u>

b. <u>Office w/ exterior programs:</u>	\$52,300
Exterior	\$88,500
	<u>\$140,800</u>

B. Public

1. <u>Library:</u>	\$57,500
Exterior	\$88,500
	<u>\$146,000</u>

2. <u>Museum:</u>	\$65,000
Exterior	\$88,500
	<u>\$153,500</u>

3. <u>Archaeology/Nature Center:</u>	\$63,500
Exterior	\$88,500
	<u>\$152,000</u>

3. Exterior and Interior Restoration

In considering the possibility of an interior restoration, one must take serious note of the fact of past flooding at this site, which destroyed much of the interior fabric of the building; and the possibility of future flooding at this site, which has the potential to destroy any interior restoration work.

In the Interior Finish Report by Michael Gioulis dated January 1989, he states that all interior walls were stripped of their original plaster down to the brick structure, possibly around 1938 following a major flood of the Ohio River. Consequently, no physical information on the wall surfaces is available. In addition, his report states that most of the base trim, especially on the first floor, is not original, and that the two mantles on the first floor appear to have been replacements as well (one is a replica of the second floor mantle). The trim could be replicated from the parts of the original trim that remains on the second floor, and the mantles could be replicated from the remaining original as well.

These facts raise two serious questions. First, there is little physical evidence upon which to base a restoration of the interior with respect to paint color and wall configuration. Any work on these finishes would not be historically documented and would constitute a broad interpretation of what was typically done in this geographical region during this time period. The original trim could be replicated and utilized on the rest of the house, which assumes that it was used throughout the house. The doors, with the exception of the two entrance doors, could be replicated for use throughout the rest of the house, which also assumes that similar doors were used there. A mantle could be replicated based on the two original mantles that remain on the second floor, which assumes all four are similar. However, research is needed to determine the original entrance doors, if evidence even exists. Otherwise, no documentation exists for restoration of the two entrance doors.

Secondly, the possibility of future flooding of the house is still a very real fact. While there would be adequate warning to evacuate any building occupants and to remove any important artifacts, the interior fabric of the house (and to a lesser extent, the exterior) would be subjected to the same cataclysm that obliterated their historical documentation. This is a matter of serious concern when one considers the considerable expense of replicating these interior finishes. It is the author's opinion that an interior restoration would

be futile in light of the distinct possibility of flooding in the future.

Interior Restoration: Work to be Completed

- | | |
|---|---------|
| 1. Remove the second floor bath.
Restore the finishes for the area
to be used as a sitting hall. | \$1000 |
| 2. Remove stair enclosure on the
first floor.
Restore the finishes. | \$500 |
| 3. Remove the non-original trim.
Replicate the original trim and
replace the non-original trim with it. | \$4,650 |
| RESEARCH ORIGINAL HARDWARE | |
| 4. Remove existing hardware and replace
it with replicas of the original. | \$1,400 |
| RESEARCH ORIGINAL LIGHTING | |
| 5. Remove existing lighting and replace
it with replicas of the original. | \$1,650 |
| RESEARCH DOORS | |
| 6. Remove the non-original doors (5)
and replace with replicas of the
existing historical doors. | \$3,000 |
| 7. Remove the non-original mantle in
the dining room and replace it with
a replica of the existing historical
mantle in the bedroom. | \$1,000 |

TOTAL: \$13,200

Restoration Uses: Exterior and Interior Restoration

Restoration involves "accurately recovering the form and details" of a structure, in this instance, of the Jenkins House. This first and foremost assumes that documentation of the interior exists for the interior restoration to be historically accurate. If not, the restoration of the interior is not recommended. An interior restoration will place severe limitations on the use of the structure.

An interior restoration will place limitations on the use of the structure, because the use must be compatible with the original form and details of the interior. Uses that require excessive modification to the spaces or that have equipment that would obscure the historical form and details of the building are inappropriate.

1. Office

The Jenkins House could easily be used as an office. The layout of the spaces are compatible with the use, and the equipment and furnishings required for the use would have a minimal impact on the details of the interior. Visitors to the House could briefly view the interior spaces with minimal interruption of the building's function. Information regarding the history and development of the House could be provided on the interior. Exterior programs could be held here as well, so the restroom facilities would be necessary for that as well as daily visitors.

Wheelchair lift:	\$8,000
Asphalt drive (20' wide):	\$18,000
Asphalt parking area (16 spaces):	\$7,000
Detached, accessible restroom facilities:	\$15,000
Well:	\$5,000
Septic system:	\$7,000
Exterior restoration:	\$88,500
Interior restoration:	<u>\$13,200</u>
	<u>\$161,700</u>

Staffing: Volunteers on as-need basis

2. House Museum

To use the Jenkins House as a house museum would require documentation of the form and details of the interior spaces. In addition, furnishings must be compatible with the historic character of the house; the cost to acquire these furnishings is beyond the scope of this report, but must be considered because the acquisition of antiques is very expensive. The value of the furnishings would necessitate a security and

fire alarm system.

Wheelchair lift:	\$8,000
Asphalt drive (20' wide):	\$18,000
Asphalt parking area (16 spaces):	\$7,000
Detached, accessible restroom facilities:	\$15,000
Well:	\$5,000
Septic system:	\$7,000
Security and fire alarm system:	\$5,000
Exterior restoration:	\$88,500
Interior restoration:	\$13,200
	<u>\$166,700</u>

Staffing: Curator:	\$25,000
Part-time clerical:	\$10,000
Two staff:	\$40,000
	<u>\$75,000</u>

BOAT DOCK CONSTRUCTION COSTS

Several previous reports mentioned the possibility of adding a boat docking area on the Ohio River to give tourists on the river access to the Jenkins House. This cost estimate is for a removable boat dock/ramp with access to a six-foot wide wood walkway with railings, raised on treated wood pilings for the half-mile distance from the Ohio River to the Jenkins House. The construction makes the least impact on this environmentally sensitive area. This assumes that there is a portion of the river that would be navigable for this purpose.

Dock:	\$2,000
Walkway (2,640' long, 6' wide):	\$150,000
	<u>\$152,000</u>

\$57/FOOT

MUSSELS

NAVIGATION
CHANNEL

MAINT.
DREDGING

SUMMARY/CONSTRUCTION COSTS
(does not include staffing costs)

1. Rehabilitation Uses

A. Private

1. Residence:	\$1,950
2.a. Office:	\$12,800
b. Office w/exterior programs:	\$52,300

B. Public

1. Library:	\$57,500
2. Museum:	\$65,000
3. Archaeology/Nature Center:	\$63,500

2. Restoration Uses: Exterior Restoration

A. Private

1. Residence:	\$91,450
2.a. Office:	\$101,300
b. Office w/exterior programs:	\$140,800

B. Public

1. Library:	\$146,000
2. Museum:	\$153,500
3. Archaeology/Nature Center:	\$152,000

3. Restoration Uses: Exterior and Interior Restoration

A. Office:	\$161,700
B. House Museum:	\$166,700

4. ANALYSIS OF THE OPERATION COSTS OF THE BUILDING

The analysis of the operation costs for the Jenkins House for each of the proposed uses is based on the current operation costs of the building and modified for each different use.

Currently yearly operation costs for the Jenkins House as a private residence for a family of two adults is as follows:

Propane gas (heat, water heater):	\$1,400
Electricity (lights, outlets, range, washer, dryer):	\$1,200
Water (well):	\$0
Sewage (septic system):	\$0
Trash service:	\$144
Taxes (exempt - State property):	\$0
Insurance (through State):	\$0
Cleaning (by residents):	\$0
Maintenance (by residents):	\$0
TOTAL:	\$2,744

Projected Yearly Operation Costs:

A. Private residence

The operation costs will be similar to the current operation costs for the House.

\$2,744

B. Office

The office use may involve more people utilizing the building during the day, but they will not generally be there during the evenings and nights. Therefore, the propane gas and electricity usage would be similar to the current use. A cleaning and maintenance service would be recommended.

Base cost:	\$2,744
Cleaning and maintenance service (\$350/mo.):	\$4,200
	<u>\$6,944</u>

C. Office w/Exterior Programs

The construction of the detached, accessible restroom facilities would impact the maintenance costs. The use of the propane gas would increase to provide heat and hot water to the restroom facility. The electricity usage would

increase to provide lighting and possibly electric hand dryers to the facility. The cleaning and maintenance costs would increase to include the restroom facility.

Propane gas: \$1,400 x 1.5:	\$2,100
Electricity: \$1,200 x 1.25:	\$1,500
Water:	\$0
Sewage:	\$0
Trash service:	\$144
Insurance:	\$0
Cleaning/maintenance service: \$500/mo.:	\$6,000
	<u>\$9,744</u>

D. Library

Costs will be the same as Office w/Exterior Programs use.

\$9,744

E. Museum

Costs will be the same as Office w/Exterior Programs use.

\$9,744

F. Archaeology/Nature Center

The possibility of a higher volume of visitors would increase the monthly charge for cleaning and maintenance from the Office w/Exterior Programs use.

Propane gas:	\$2,100
Electricity:	\$1,500
Water:	\$0
Sewage:	\$0
Trash service:	\$144
Insurance:	\$0
Cleaning/maintenance service; \$600/mo.:	\$7,200
	<u>\$10,944</u>

G. House Museum

Costs will be the same as Archaeology/Nature Center use due to the increase in care with the period furnishings.

\$10,944